

**ORO GRANDE HOMEOWNER ASSOCIATION  
ANNUAL MEETING  
November 12, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 11:04 a.m. via videoconference.

**II. INTRODUCTIONS, PROOF OF NOTICE & QUORUM**

Board members present were:

Fred Sherman, President, Unit 201  
Dodie Guntren, Secretary, Unit 307

Jed Danbury, Vice President, Unit 404  
Craig Boroughs, Director, Unit 209

Owners present were:

Art Littman, Unit 200  
Al Sandborn, Unit 205  
Mark & Jennifer Kennedy, Unit 302  
Kristina Bassett, Unit 311  
Maggie Yamnitz, Unit 316  
Joe Gariepy & Peggy Patterson, Unit 402  
James Gremillion, Unit 413

Jim Donald, Unit 203  
Amanda Acker, Unit 212  
Roumen Tzinov, Unit 309  
Natasha Petrovic, Unit 314  
Paul & Cindy Vanderweide, Unit 401  
Alex & Anna Belle Climber, Unit 407

Proxies were received from Roth, (Unit 202), Slade (Unit 204), Mullin (Unit 216), Kennedy (Unit 305), Friedman (Unit 310), Hauer (Unit 403), Donner (Unit 406), Galassi (Unit 408), Kelley (Unit 409), Benke (Unit 410) and Ebeling (Unit 415).

Representing Summit Resort Group (SRG) was Kevin Carson. Erika Krainz of Summit Management Resources was recording secretary.

Notice of the meeting was sent on October 24, 2022 by USPS and email. With 17 units represented in person and 12 by proxy a quorum was confirmed.

**III. APPROVAL OF 2021 ANNUAL MEETING MINUTES**

A correction was noted to the last name of the owners of Unit 401.

**Motion:** Dodie Guntren moved to approve the minutes of the November 13, 2021 Annual Meeting as presented. Jed Danbury seconded and the motion carried.

**IV. LEGAL ITEMS**

*A. Annual Disclosure*

Per Colorado House Bill 14-1254 and CCIOA, Summit Resort Group is required to provide annual disclosures, which were included in the meeting packet.

*B. Website Notice*

The website [www.srghoa.com/location/oro-grande-lodge](http://www.srghoa.com/location/oro-grande-lodge) has all governing documents, financial reports, meetings and membership information.

*C. Owner Education*

Information regarding unit-to-unit leaks was included in the meeting packet.

*D. Policy Updates*

New legislation was passed in Colorado this year affecting several of the Association policies. Revisions were made to the Conduct of Meetings, Enforcement and Collections Policies for compliance. The updated policies are posted on the website.

**V. BOARD OF DIRECTORS REPORT**

Craig Boroughs reported that there are 50 units in the building, comprised of (23) one bedrooms, (23) two bedrooms and (4) three bedrooms. There are 25 units registered with the County for short-term rental and they are managed by several different local companies. Three units have sold this year and there is (1) one bedroom unit currently listed. The selling prices continue to increase. Summit Resort Group has managed the building since 2007 and their contract was extended to September 2023. The Management Fee is \$31,680/year, equating to 8.6% of the total 2023 Budget. Labor is budgeted at \$35,300, equating to 9.5% of the 2023 Budget.

He reviewed the status of the common area amenities:

1. Fitness Room - The lighting in the fitness room was recently repaired and there are no plans for other enhancements in 2023.
2. Laundry Rooms - New washers and dryers were installed this year and the dryer vents were cleaned. Water from the drain tubes that go into the wall occasionally splatters on the floor and is not a cause for concern.
3. Pool/Hot Tub - The dehumidification system in the pool/hot tub area is working but has required some repairs. The paint and door stain were touched up. The pool was drained and refilled in May 2022. The lights are on a timer and shut off at 10:00 p.m.
4. Snowmelt - The patio snowmelt is controlled manually to reduce stress on the pump.
5. Ski Locker Room – Every owner has a locker and owners supply their own locks. Owners are asked not to use the handicapped elevator as it needs service. Owners are reminded not to leave personal items outside of the lockers.
6. Owner Lockers – Every owner has a locker in the hallway off the lobby or on the third floor.
7. Luggage Carts – There are three luggage carts. They should be left in the hallway off the lobby.
8. Owner Lounge – There are no plans for any changes to the owner lounge in 2023. A lock will be installed on the door and keys will be provided to owners only. Owners can contribute items to the room but are asked not to store or leave personal items.

Project completed in 2022 included installation of new washers and dryers, replacement of the damaged garage door, garage heater repair, installation of additional security cameras in the common areas and garage and installation of a new domestic hot water heat exchanger.

Projects planned for 2023 include stucco repairs, common area carpet cleaning and programming the Remote Locks for the fitness and pool area.

Service Agreements/Contracts include:

1. Snow Plowing – Hood Landscaping.
2. Trash and Recycling – Waste Management. Owners are reminded not to put plastic bags in the single stream recycling containers as they cannot be recycled.
3. Insurance – The policy comes up for renewal this winter and a significant increase to the premium is anticipated.
4. Elevator – SRG is working on a new contract.
5. Natural Gas – The current contract with Tiger Gas expires in June 2023.
6. TV/Internet – The ResortInternet contract expires in January 2025. The service will be reviewed before the renewal. There have been some challenges with the system. The current price is about \$67/unit/month.

Highlights of the Rules and Regulations (which are posted on the Association website) include:

1. Pets - Owners must pick up after their pets and pets must be leashed when in the building.
2. Trash – All trash must be disposed of in the dumpster. Owners are responsible for informing their renters about trash disposal. Several owners reported seeing a bear by the dumpster. It is very important that owners and renters secure the carabiner to deter access.

Construction at the Sanctuary at Keystone is nearing completion.

## **VI. MANAGER'S REPORT**

The Manager's Report items were discussed under Section V.

## **VII. TREASURERS REPORT & FINANCIAL REVIEW**

### *A. September 2022 Financial Review*

Craig Boroughs reported that the financials are posted monthly on the website. The Association is projected to end the year over budget in Operating expenses due to increasing costs.

As of September 30, 2022, there was \$5,156 in the Operating account, \$31,390 in the Reserve account and \$162,311 in the Roof Reserve account. The Association was operating \$13,078 unfavorable to budget.

One owner had not paid the final roof Special Assessment as of the end of September but has paid since that date. The Board is considering scheduling of the roof replacement in the summer of 2024.

A Reserve transfer will be needed to pay some invoices. This will be discussed at the next Board Meeting.

### *B. 2023 Budget Ratification*

The 2023 Budget as approved by the Board included a dues increase of 13.5%. There were increases in Insurance, Management Fee, Management Labor, Natural Gas,

Electric, Supplies and Contractor Support and Fire Protection and a decrease to Elevator Contract.

Since the 2023 Budget was not vetoed by at least 51% of the owners, it was deemed ratified.

## VIII. ASSOCIATION BUSINESS

### A. *Update on Capital Plan*

Two potential upcoming projects are a new fire panel and the dehumidification system for the pool, which are both operating correctly and currently do not need replacement.

### B. *Unit Window Replacement*

Several owners have expressed interest in replacing their unit windows. The goal is to establish a committee of owners to develop a plan, research manufacturer and contractor options, obtain pricing and provide a recommendation to the Board. Owners will be able to opt in for window replacement and the cost will be an individual owner responsibility.

**Action Item:** Kevin Carson will send an email to all owners next week to solicit committee volunteers.

## IX. OWNERS FORUM

Owner comments addressed the following:

1. Spring Clean-Up Day – Craig Boroughs suggested organizing a day next spring when owners can volunteer to work on projects around the property.
2. Reserve Assessment – There was a question regarding the rationale for the 30% increase to the Reserve assessment. Craig Boroughs said the assessment was decreased last year and there is now a need to replenish the Reserve balance in anticipation of future projects.
3. Second and Third Floor Heat Issues – There was a suggestion to consider repairing the pipes to address the overheating issues. Jed Danbury said a test was done on one unit and it was determined that the addition of insulation did not make a significant difference. The expense to address the problem would likely be six figures.
4. Garage Door and Insurance – Kevin Carson explained that the garage door was damaged by a renter. A claim was filed on the Association policy and the \$35,000 replacement expense was covered in full. The owner of the rental unit was assessed the \$5,000 deductible. This claim should not increase the insurance policy for next year. The anticipated increase to the premium for next year is due to the general insurance market, which has been affected by hurricanes and wildfires. Some other Associations have seen 35% premium increases for next year. The Oro Grande policy expires in April and the agent will start shopping the policy 90 days prior to renewal. It is anticipated the premium could increase by up to 50%.
5. Smoking – There was a suggestion to add specific language regarding smoking and fines for smoking. Kevin Carson said smoking is currently prohibited on unit decks. The Association does not have the authority to prohibit smoking in the units since they

are individually owned. It may be possible to regulate “noxious odors”. The new Colorado legislation includes specific guidelines for fining owners.

6. Keystone Incorporation – There will be a ballot early next year to vote on the incorporation of Keystone. Information is available at [www.incorporatekeystone.com](http://www.incorporatekeystone.com).

#### **X. ELECTION OF DIRECTORS**

The terms of Fred Sherman and Steven Balthazor expired and both were willing to run for re-election. Craig Boroughs nominated Fred Sherman and Steven Balthazor and Jed Danbury nominated Curt Hauer. Since there were three candidates for two Board seats, the election will be held by mail-in secret ballot. The ballots will be sent out on November 14<sup>th</sup> with a deadline of December 1<sup>st</sup> for return. Paul and Cindy Vanderweide volunteered to help with counting of the ballots.

#### **XI. NEXT MEETING DATE**

**Motion:** Craig Boroughs moved to schedule the next Annual Meeting on Saturday, November 11, 2023 at 11:00 a.m. Jed Danbury seconded and the motion carried.

#### **XII. ADJOURNMENT**

**Motion:** A motion was made and seconded to adjourn at 12:47 p.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature